

Planning Commission Date: October 13, 2004

Item No.

\*7

## MILPITAS PLANNING COMMISSION AGENDA REPORT

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Category: Public Hearing

Report prepared by: Kim Duncan

Public Hearing: Yes:   X   No:       

Notices Mailed On: 10-1-04

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**TITLE:** USE PERMIT APPROVAL AMENDMENT NO. UA2004-7, 'S' ZONE APPROVAL AMENDMENT NO. SA2004-76.

**Proposal:** Request to remove and replace three (3) telecommunication antennas on an existing monopole and install a ground mounted generator located in an existing equipment enclosure.

**Location:** 1010 Ames Avenue (APN: 086-31-055)

**RECOMMENDATION:** Approval with conditions.

**Applicant:** Verizon Wireless c/o Bob Gunderman, Crown Castle, 6601 Owens Drive, Ste 250, Pleasanton, CA 94588

**Property Owners:** Ames Industrial Partners, LTD., 2570 West El Camino Real, #500, Mountain View, CA 94040

**Previous Action(s):** Use Permit and amendment, 'S' Zone Approval and amendment, EIA 561

**Environmental Info:** Exempt pursuant to Section 15301, Class 1(e)

**General Plan Designation:** Manufacturing and Warehousing

**Present Zoning:** Heavy Industrial (M2)

**Existing Land Use:** Telecommunication facility

**Agenda Sent To:** Applicant & owner

**Attachments:** Plans, project description, photo simulations, telecommunications questionnaire, FCC license, build-out map

**PJ No.** 2389

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## BACKGROUND

On June 27, 1990, the Planning Commission approved the installation of a telecommunication facility that included a 75-foot tall monopole, nine (9), 4-foot by 1-foot panel antennas and associated ground mounted equipment shelter within a chain link enclosure. Subsequently, an amendment was approved for the replacement of the existing telecommunication antennas with three (3) 6-foot by 3-foot "Metawave" antennas.

## Site Description

The project site is a 25-foot by 48-foot leased parcel at the rear of an approximately 8 acre parcel located at the southwest corner of Sinclair Frontage Road and Ames Avenue. The 1,200 square foot parcel is developed with an existing telecommunications facility consisting of a 75-foot tall monopole, three (3) six (6)-foot tall telecommunication antennas, associated 220 square foot equipment building and a transformer. The telecommunications facility is located approximately 400 feet south of Ames Avenue and enclosed by a six (6)-foot tall chain link fence topped with barbed wire. Surrounding development includes industrial buildings with tenants such as King Stucco, Joachim Machinery, Warehouse Express, and Great Western Chemical.

## THE APPLICATION

This Use Permit application is submitted pursuant to Title XI, Chapter 10, Section 57.02-15.1 (Conditional Use Permit for Wireless Communication Facility) and Section 42.10-2 (Applications for modifications or amendment) of the Milpitas Zoning Ordinance. The applicant is requesting approval to remove and replace three (3) telecommunication antennas on an existing monopole and install a ground-mounted generator in an existing chain link enclosure.



*View looking south from Ames Avenue*

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## **Project Description**

The applicant is proposing to remove three (3), six (6)-foot tall Metawave telecommunication antennas on an existing 75-foot tall monopole and replace with three (3), eight (8)-foot three (3) inch tall Andrews antennas. The existing antennas are currently mounted on the monopole using T-Arms, which project the antennas approximately six (6)-feet away from the monopole. The new Andrews antennas would be installed in three (3) sectors, with one (1) antenna per sector, located on the north, southeast and southwest portions of the pole. The new antennas would be flush mounted approximately 10 inches from the monopole at the same elevation as the existing antennas and painted to match the existing monopole.

In addition, the applicant is proposing to locate a seven (7)-foot tall generator on a 5-foot by 10-foot concrete pad to function as back up emergency power inside the existing six (6) foot tall chain link enclosure. The generator would be located in front of the existing monopole at the northern portion of the enclosure.

## **Conformance with the General Plan**

The proposed project complies with the City's General Plan in terms of Policy 2.a-I-7. The proposed project provides a service that supports surrounding businesses, which can assist in expanding employment, facilitating communications and promoting business retention. In addition to supporting local businesses, the telecommunications facility also supports Milpitas residents and I-680 travelers.

## **Conformance with the Zoning Ordinance**

The project complies with the City's Zoning Ordinance pursuant to Section 57.02-15.1, which allows for telecommunications facilities as conditional uses in all zoning districts. As previously mentioned, this facility will support local businesses, especially those intended in the Heavy Industrial District, such as plants and facilities for manufacturing, distribution and warehousing.

## **Conformance with 'S' Zone**

The project complies with the "S" Zone Combining District in that the modification to the existing monopole is compatible and harmonious with adjacent and surrounding development. The project is located in a Heavy Industrial (M2) district and will remove three (3) existing panel antennas that project approximately six (6) feet from the monopole and flush-mount three (3) replacement panel antennas approximately 10 inches from the monopole. In addition, an associated ground mounted generator would be installed within the existing enclosure.

## **ISSUES**

### **Community Impact**

The applicant is proposing to install three (3) telecommunication panel antennas on an existing monopole located in the Ames Industrial Park. The monopole is located approximately 400 feet south of Ames Avenue and is situated among metal industrial buildings. The existing

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telecommunication facility consists of a 75-foot tall monopole with 3 telecommunication antennas that project from the monopole on a T-bar approximately 6 feet. The proposed design includes removing the three (3) existing telecommunication antennas and replace with three (3) flush mounted antennas, which would project approximately 10 inches from the monopole.

Typically, Planning staff supports telecommunication antenna applications with stealth designs rather than the proposed design to minimize the aesthetic impact of antennas on the community. However, the applicant provided staff with photosimulations of the proposed flush mounted design and a radome design for visual comparison. The radome design would have consisted of an approximately 10 foot tall cylinder surrounding the proposed antennas at the top of the monopole. Due to the design options for the existing monopole, Staff is deviating from stealth design because the flush mounted design is clearly less visually obtrusive than the existing or radome design.

In addition, the applicant is proposing a seven (7)-foot tall ground-mounted generator to be located inside the existing six (6)-foot tall chain link enclosure. The generator would exceed the height of the chain link fence and be visible through the openwork design of the enclosure. Due to the visibility of the generator, *staff recommends* as a condition of approval, the applicant replace the telecommunication facility enclosure with an eight (8) foot tall, vinyl clad, chain link enclosure with slats colored to match the surrounding industrial buildings. The applicant agrees with this condition of approval.

The project is not anticipated to create any adverse impacts to surrounding land uses, in terms of traffic, parking, noise, odors or radio frequency emissions. Antenna sites are unmanned, and once installed, only require maintenance and repairs as needed, therefore no impacts on traffic or parking are anticipated. In addition, the antennas do not generate any noise and, according to manufacture's information submitted by the applicant, the maximum noise decibel (dB) emitted from the proposed generator is 65 dB, which is well within the "normally acceptable" noise level of 75 decibels in industrial and manufacturing districts. Also, no odors are associated with this type of telecommunications facility.

### **Radio Frequency Emissions**

In terms of radio frequency emissions, federal law preserves the City's authority to regulate the placement, construction, and modification of personal wireless service facilities (47 U.S.C. 332((c)(7)(A).) However, federal law does impose a limitation on this authority in the area of radio frequency (RF) emissions. The City is prohibited by federal law from regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of RF emissions to the extent the facilities comply with the Federal Communications Commission's (FCC) regulations concerning such emissions. (47 U.S.C. 332(c)(7)(B)(iv).

*FCC Guidelines.* The FCC has established guidelines that place limits on human exposure to RF fields generated by personal wireless service facilities. These guidelines have been endorsed by the U.S. Environmental Protection Agency and the Food and Drug Administration. The FCC requires all personal wireless facilities to comply with these guidelines.

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**City Requirements.** The City, however, may still verify that applicants are in compliance with the FCC's guidelines. Therefore, the City requires applicants applying for use approval for any telecommunications device to submit a power density report. This report is reviewed by the City's Telecommunications Advisory Commission to ensure compliance with the FCC's guidelines. To the extent that an applicant's facilities, as proposed, are not in compliance with the FCC's guidelines, the City may require the applicant to make appropriate modifications to the facilities to ensure compliance.

### **Telecommunications Commission Review**

The City's Telecommunications Commission Staff Liaison reviewed this application to modify the existing telecommunication facility and concluded that, due to the effective radiated power not changing from the originally approved project, this amendment did not require Telecommunication Commission review. However, the Commission's standard conditions of approval, such as signage and emergency shutdown, will be carried forward on this project in order to ensure continued compliance with the FCC guidelines. The Commission's intent is that the signage explains the existence of antennas, so that in the event of an emergency to which the Fire Department responds, Fire personnel will be aware of the antenna site and obtain a shutdown of the antenna site.

### **Environmental Review**

This project is categorically exempt from further environmental review pursuant to Class 1, Section 15301(e) of the California Environmental Quality Act (CEQA) Guidelines. This section addresses "Existing Facilities", including additions to existing structures less than 2,500 square feet. The project involves modifications to an existing 75-foot tall telecommunication monopole and installation of a ground-mounted generator within an existing enclosure.

### **RECOMMENDATION**

Close the Public Hearing. Approve Use Permit Approval Amendment No. UA2004-7 and 'S' Zone Approval Amendment No. SA2004-76, subject to the Findings and Special Conditions listed below.

### **FINDINGS**

1. The proposed project complies with the City's General Plan in terms of Policy 2.d-G-1 because the proposed telecommunication facility provides a service which commensurates with the present and anticipated needs of Milpitas residents and surrounding community.
2. The proposed project, as conditioned, complies with the City's Zoning Ordinance, which allows for telecommunications facilities as conditional uses in all zoning districts, will not be detrimental to the light, air or privacy of any other structure or use currently existing or anticipated.
3. As conditioned, the proposed use at this location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare,

since it will not create adverse traffic, parking, noise, odor or radio frequency emissions impacts.

- The traffic and parking needs associated with the project at this site are limited to one monthly vehicular trip for maintenance purposes.
  - The project is located on top of an existing telecommunications monopole.
  - The project complies with FCC guidelines as regards RF emissions.
  - The generator will be for emergency power back up and noise emissions will not exceed the “normally acceptable” decibels of the General Plan.
4. The proposed antennae and generator are categorically exempt from further environmental review pursuant to Class 1, Section 15301(e) of the California Environmental Quality Act (CEQA) Guidelines in that (“Existing Facilities”, including but limited to addition to existing structures less than 2,500 square feet).
- The project involves modifications to an existing telecommunication monopole and installation of a generator within an existing enclosure.

### **SPECIAL CONDITIONS**

1. This approval is for Use Permit Approval Amendment No. UA2004-7 and ‘S’ Zone Approval Amendment SA2004-76 for the removal and replacement of three (3) telecommunication antennas and associated ground mounted generator at 1010 Ames Avenue, as shown on the approved plans dated October 13, 2004. Any modifications to the Use Permit or conditions of approval require Planning Commission approval. (P)
2. Prior to building permit issuance, the project and plans shall conform with the following Fire Department and FCC requirements: (P, F):
  - a) The tower access locations and near antennas shall be labeled for the radiation hazard with a sign approved for location and content by the Fire Department.
  - b) Each antennae shall be identified to denote its function, i.e., transmitter or receiver antennae. Shut down of transmitter antennas shall be provided. Contact the Fire Department for specifics on the requirements for shutdown. An indicator light shall be incorporated in the shutdown system. Shutdown procedures shall be reviewed and approved by the Fire Department.
  - c) With the issuance of a permit for installation, an inspection shall be performed by the Fire Department to verify labeling, signage and transmission shutdown. Inspection fees shall apply.
3. This use shall be conducted in compliance with all appropriate federal, state and local laws and regulations and in conformance with the approved plans. (P)
4. If at the time of application for building permit there is a project job account balance due to the City for recovery of fees, review of permits will not be initiated until the balance is paid in full. (P)

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UA2004-7 and SA2004-76

5. If, at the time of building permit issuance, there is a project job account balance due to the City for recovery of fees, issuance of building permits will not be initiated until the balance is paid in full. (P)
6. Prior to building permit issuance, the applicant shall submit revised plans showing an eight (8) foot tall replacement enclosure constructed of chain link with vinyl slats, colored to match the surrounding buildings. (P)

Planning Division = (P)

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## **Verizon Wireless**

### **LANDESS**

APPLICATION TO MODIFY EXISTING ANTENNA DESIGN

CITY OF MILPITAS PLANNING DEPARTMENT

APN: 086-31-055

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## **PROJECT DESCRIPTION AND JUSTIFICATION**

### **INTRODUCTION**

Verizon Wireless is submitting an application to the City of Milpitas Planning Department to allow an antennas configuration modification at 1010 Ames Ave. The application is also requesting the placement of a back-up diesel generator.

This proposal describes the scope of the proposed project by providing specific information regarding the project location, zoning, specifications, and required services. Also included is general information regarding wireless systems and use.

### **Project Goal**

Verizon Wireless's goal with this project is to improve the quality and reliability of the wireless facility coverage along Highway 680/Montague Expressway and the surrounding area in an environmentally sensitive manner, consistent with all policies and ordinances of the City of Milpitas.

## **GENERAL PROJECT DESCRIPTION**

### **Project Overview**

Verizon Wireless proposes to replace the existing Metawave antenna with new Andrews's antennas. Currently, the site has one Metawave antenna per sector, for a total of three. Each antenna is 72" tall by 36" wide. The new antennas will be Andrews ADFD0920-6565C-XD antennas (cut sheet attached). There will be no increase in the number of antennas. These new antennas are 101.4" tall by 10.5" inches wide. The new antennas will be mounted at the same height as the existing. However, they will be flush mounted to the pole in a stealth design. The existing antennas are currently extended away from the tower on T-Arms.

The generator is being added to supply back up emergency power. Verizon is in the process of adding generator to their CORE sites. They want to be able to provide seamless stable coverage to emergency services and their customers. Carriers have had several federal mandates to get their sites E911 certified. This technology will allow



emergency services to locate callers in need of help or in emergence situations. During the Loma Prieta earthquake, the Verizon network was up and running and available to all emergency services. Verizon wants to make sure that their network will be available 24/7 no matter what the circumstances.

## **Facility Specifications**

Equipment Shelter- There is an existing shelter in place. No new ground equipment will be added.

Support Poles/Antennas- A total of three antennas will be placed on the tower. This is a one for one antenna swap out. No new equipment will be added. The tower will not be modified in any way. The mounting structure for the antennas will have to be modified in order to accommodate the new mounting brackets. The new antennas will be flush mounted in a stealth design.

Utilities- There is no need for any additional services.

Facility Maintenance- The proposed facility would be used strictly as a wireless facility, and for no other purposes. The facility is completely self-operating and therefore unmanned. Once the facility has been constructed, technicians from Verizon Wireless will visit the site approximately once per month for maintenance purposes during normal operations. In the event of a malfunction, more frequent visits would be required.

## **PROJECT JUSTIFICATION**

Verizon Wireless has an existing site that needs a simple modification. Metawave is a wireless antenna manufacturer. They have gone out of business. This does not allow Verizon Wireless to replace, repair or maintain their antennas. With thousand of sites nationwide there is a need to have a reliable/replaceable product to support its network. Verizon Wireless has chosen to use Andrew as the new antenna provider. Andrew is the largest antenna provider in the industry. They have been in business longer than any of their competition and can support any need Verizon may have.

The FCC has established the desirability and need for wireless service to facilitate telephone conversations between mobile units and the existing telephone system. The FCC authorized wireless service to help alleviate the nation's radio spectrum and communications shortage. Because wireless handles so many calls so efficiently, it makes possible more effective emergency radio services and other frequency uses. It serves the national interest and directly benefits all members of the public.

## **Required Findings**

The granting of the Permit Amendment will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood, or injurious to property or improvements in the vicinity. The operation of the wireless facility would involve only low-power radio transmissions and low power consumption.

### **Radio Interference**

Electronic interference between the wireless system and commercial radio, television or civilian aeronautical communication is extremely unlikely. The FCC is responsible for assigning cellular radio frequencies in such a way as to eliminate the possibility of interference with existing transmission. Wireless facility operates in the FCC approved frequency bands. The frequencies are sufficiently spaced from other uses such that interference will not arise. The output of the new antennas will be at the same power and output as the existing.

Verizon Wireless has a number of wireless facilities located within or near other communication entities, such as radio and TV stations, airports, office buildings and hospitals, residential homes and has to experienced any interference problems.

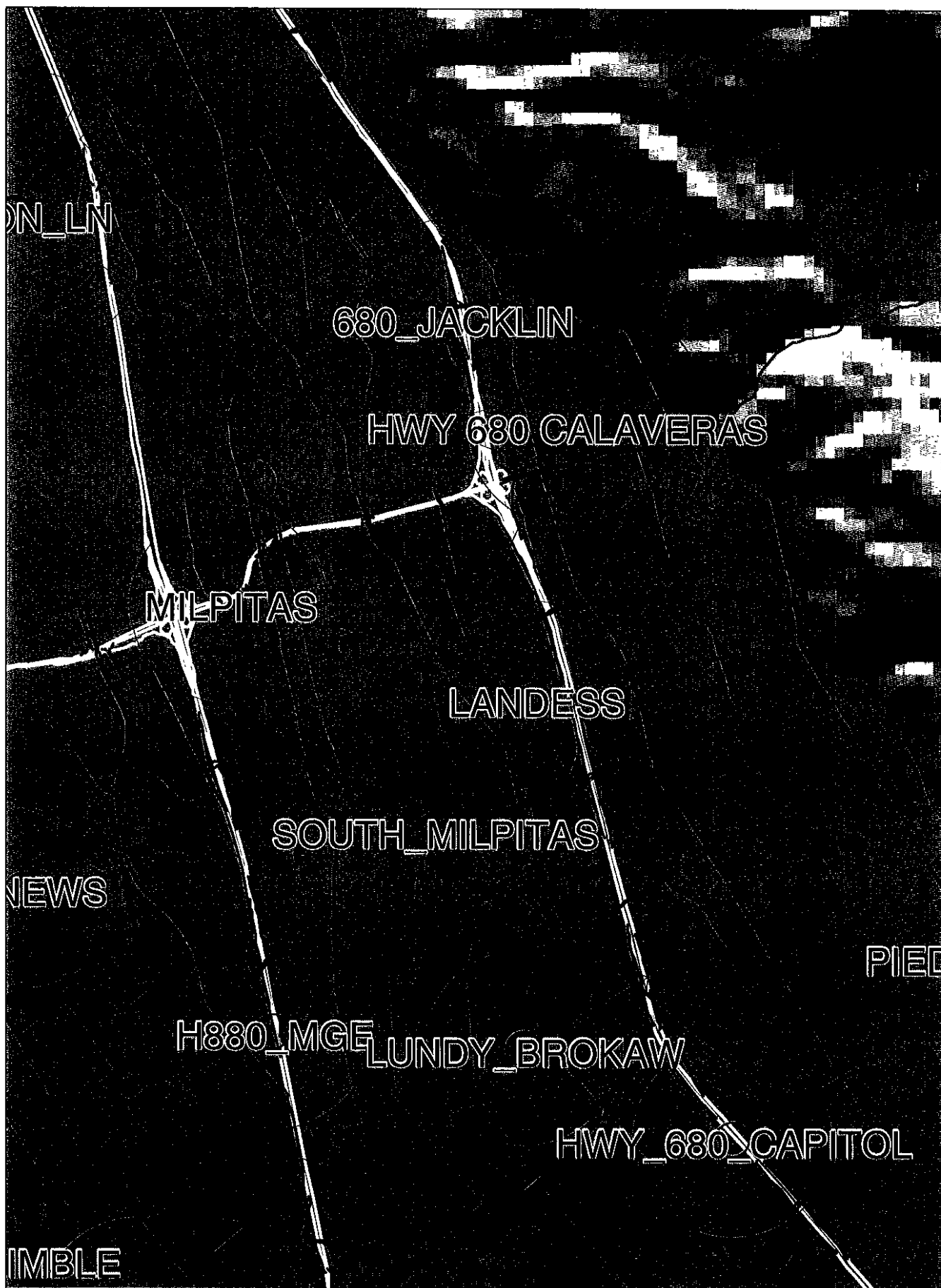
### **SITE ANALYSIS GENERAL**

#### **Visual Resources**

This is an existing facility and will have a minimal visual impact. Given the size of the existing antennas, the increase in the number of antennas will not adversely affect the site. The actual antennas surface area (visual area) will be decreased.

### **CONCLUSION**

In conclusion, Verizon Wireless simply needs to change out their antennas due to the fact that their original antenna provider has gone out of business. This project was designed so that Verizon can provide a dependable network to its customers. The ability to maintain, repair and replace broken antennas is a critical aspect of our business.



ON\_LN

680\_JACKLIN

HWY 680 CALAVERAS

MILPITAS

LANDESS

SOUTH\_MILPITAS

NEWS

PIED

H880\_MGE LUNDY\_BROKAW

HWY\_680\_CAPITOL

IMBLE



United States of America  
Federal Communications Commission  
**RADIO STATION AUTHORIZATION**  
Cellular Radiotelephone Service

GTE MOBILNET OF CALIFORNIA LIMITED PARTNERSHIP  
245 PERIMETER CENTER PARKWAY  
ATLANTA, GA 30346

Call Sign: KNKA211  
File Number: 03283-CL-ML-98

Market: 0027      Channel Block: B-1      SID: 0040  
Market Name:      SAN JOSE, CALIFORNIA

.....  
The Licensee hereof is authorized, for the period indicated, to operate a radio transmitting station in accordance with the terms and conditions hereinafter described. This authorization is subject to the provisions of the Communications Act of 1934, as amended, subsequent Acts of Congress, international treaties and agreements to which the United States is a signatory, and all pertinent rules and regulations of the Federal Communications Commission, contained in Title 47 of the Code of Federal Regulations.

---

Initial Grant Date..... March 12, 1985

Expiration Date..... May 15, 2005

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**WAIVERS / CONDITIONS:**

Pursuant to Section 309(h) of the Communications Act 1934, as amended, (47 U.S.C. § 309(h)), this authorization is subject to the following conditions: (1) This authorization does not vest in the licensee any right to operate a station nor any right in the use of the electromagnetic spectrum designated herein beyond the term thereof nor in any other manner than authorized herein. (2) Neither this license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended (47 U.S.C. § 151, *et. seq.*). (3) This authorization is subject in terms to the right of use or control conferred by Section 706 of the Communications Act of 1934, as amended (47 U.S.C. § 606).

This authorization does not convey to the licensee the right to receive protection from the capture of subscriber traffic, co-channel interference or first-adjacent-channel interference in any area outside of the authorized cellular geographic service area (CGSA) of the system. Moreover, any facility authorized herein with a service area boundary (SAB) extending into the CGSA of any other operating cellular system on the same channel block, regardless of when such other cellular system was authorized, is subject to the following condition: In the event that the licensee of the other cellular system requests that the SAB of the facilities authorized herein be removed from its CGSA, the licensee herein must reduce transmitting power or antenna height (or both) as necessary to remove the SAB from the CGSA, unless written consent from the licensee of the other cellular system, allowing the SAB extension to remain, is obtained.

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Issued by PAL on Thursday July 30, 1998  
FCC Form 463A

City of Milpitas  
Planning Division  
455 E. Calaveras Blvd.  
Milpitas, CA 95035  
(408) 586-3279

**Questionnaire for Telecommunication Facility Providers**

All applicants requesting to install telecommunications facilities within the City of Milpitas must complete this questionnaire as part of their use permit application submittal.

Applicant Name: Verizon Wireless

Applicant Address: 2985 Mitchell #9 Walnut Creek

Applicant Phone: (925) 279-6455

Applicant Fax and e-mail address: (925)

Provide a brief description of project (Telecommunications Facility): Antenna Replacement Project

Location of Project: 1010 AMES AVS

1. Please indicate below the frequency range you plan to use?

- ☐ VHF Low-Band (30-50 Mhz or 72-76 Mhz)
- ☐ VHF High-Band (136-174 Mhz or 220-222 Mhz)
- ☐ UHF or T-Band (406-420 Mhz or 450-470 Mhz or 470-512 Mhz)
- ☒ 800 or 900 Mhz Band (800-960 except 900 Mhz Spread Spectrum)
- ☐ 900 Mhz Spread Spectrum (902-928 Mhz)
- ☐ Other than specified above (State frequency band in Mhz). Describe: \_\_\_\_\_

2. Please indicate below the channel/system proposed for use?

- ☐ A single channel
- ☒ Multiple channel
- ☐ A frequency agile system
- ☐ A spread spectrum system
- ☐ Other than specified above. Describe: \_\_\_\_\_

3. Please indicate below the frequency range you plan to use?

- ☐ Narrow band ( $\pm 5$  Khz or less deviation)
- ☒ Broad band (greater than  $\pm 5$  Khz deviation)
- ☐ Spread Spectrum
- ☐ Other than specified above. Describe: \_\_\_\_\_

4. What will be the effective radiated power (ERP) be when all channels at your proposed site are radiating? 800 watts Will the site be in compliance with current ANSI radiation health standards? Yes
5. What horizontal radiation pattern is planned for this project?
- ☐ Omnidirectional
- ☒ Sected
- ☐ Directional (provide half power beam width) \_\_\_\_\_
6. What will the vertical radiation angle (half power beam width) be for your proposed antenna(s)? 7°
7. How high above the local terrain (e.g., surrounding structures) will the center of radiation of your proposed antenna(s) be? 71 feet
8. How close to your proposed project is the nearest roadway 600 feet/miles and, if elevated, what is the roadway's height above the local terrain? 0 feet
9. How close to your proposed project is the nearest regularly occupied building and how high is the top floor above local terrain? 100 / 10 ft
10. What is the distance to the nearest existing radio communications or broadcast antenna(s) if less than 1/2 mile? 100 feet/miles. Answer question 1 for such existing antenna(s) and identify owner/operator, if known.
11. What is the status of your FCC license grant? In good standing  
(Include a \*copy of the license with submittal of this questionnaire)

**NOTE:** The below listed items are required by the applicant as part of this submittal:

- a) Provider's build-out map\* showing all sites anticipated within Milpitas (see question no. 2)
- b) Photo simulations\*\* of antenna(s) as viewed from at least three surrounding view points. Show "worst case" vantage points.
- c) List of all sites that were investigated\*\* for a particular search ring and the reasons why they were discarded. Include names and phone numbers of persons contacted regarding potential sites.
- d) Copy of applicants Power Density Study\* (see item no. 4).

\* 20 copies (Telecommunication Commission)

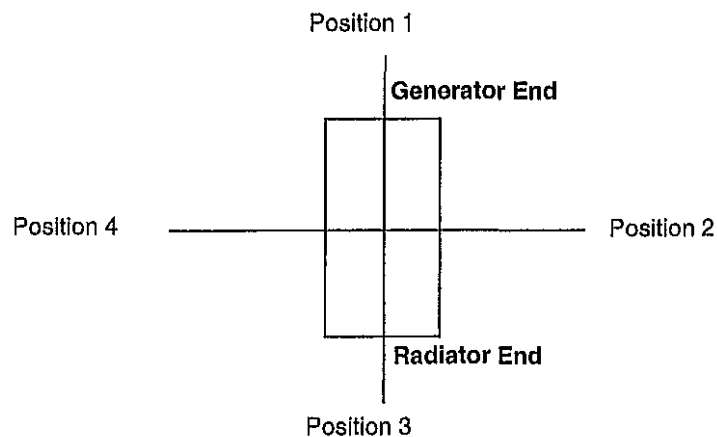
\*\* 35 copies (Telecommunication Commission & Planning Commission)

Back of  
Telecommunication Questionnaire

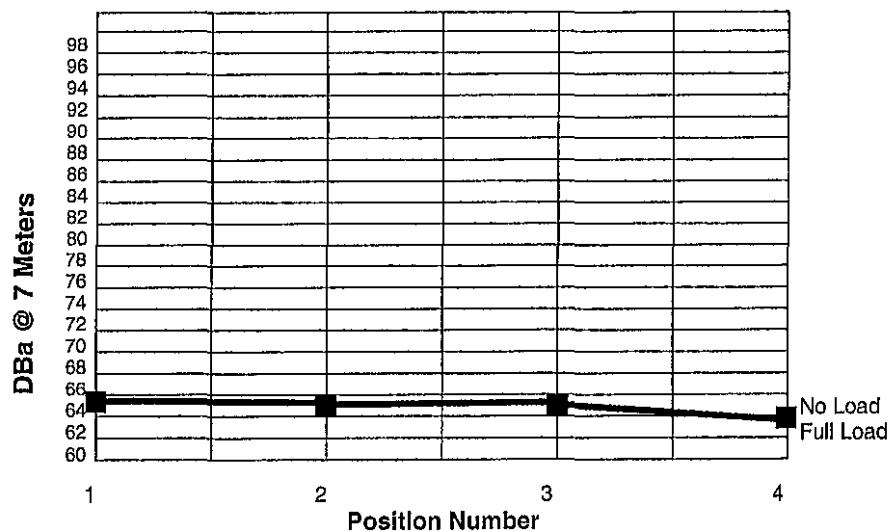
# GENERAC®

## POWER SYSTEMS, INC.

### Measured Sound Performance Verizon Wireless 60 kW Diesel with Series 2000 Sound Attenuated Enclosure – Level II Reduction No Load and Full Load Data with Fuel Tank Attached Includes Models 04819, 04813, 04865, etc.



### Measured Sound Levels – 60 Hertz



Data Table	
No Load	
Pos #	DB <sub>A</sub>
1	65
2	64
3	64
4	63
Full Load	
#	DB <sub>A</sub>
1	65
2	65
3	64
4	65

#### Notes:

1. All positions 23 ft. ( 7 meters ) from center of generator
2. Generator operating at **NO LOAD & Full Load (60 kW)**
3. Test conducted on a 100 foot diameter blacktop surface
4. Ambient Temperature 65° F 48% Rel Hum.
5. Ref Test No. B4451-T27.1

# **GENERAC®**

## **POWER SYSTEMS, INC.**

### **STATEMENT OF EXHAUST EMISSIONS DIESEL-FUELED GENERATOR**

The measured emission values provided here are proprietary to Generac and its' authorized dealers. This information may only be disseminated upon request, to regulatory governmental bodies for emissions permitting purposes or to specifying organizations as submittal data when expressly required by project specifications, and shall remain confidential and not open to public viewing. This information is not intended for compilation or sales purposes and may not be used as such, nor may it be reproduced without the expressed written permission of Generac Power Systems, Inc. The data provided shall not be meant to include information made public by Generac.

Generator Type: *SD60*

kW<sub>e</sub> Rating: 60

Engine Size: **4.8L**

HP at rated kW: **119**

Aspiration: *Turbocharged*

Speed (RPM): 1800

Additional Equipment Description or Comments:

Emissions Test Type: *5-mode*

Measured Emissions (grams / brake horsepower-hour):

<u>NOx</u>	<u>THC</u>	<u>CO</u>	<u>PM</u>	<u>PM10</u>	<u>HC + NOx</u>
5.70	0.20	0.60	0.060	N/A	5.90

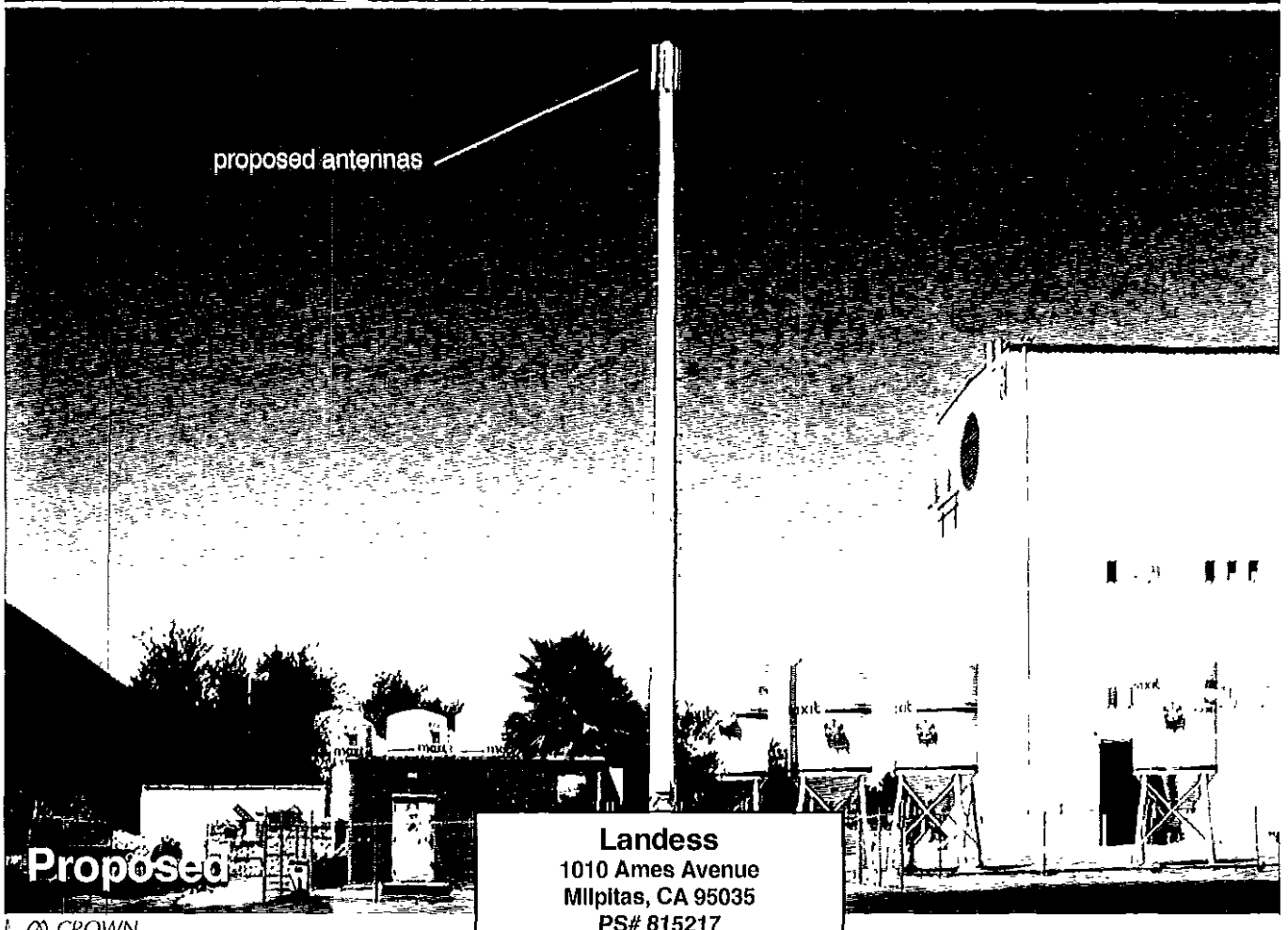
- The stated values are actual exhaust emission test measurements obtained from a unit representative of the generator type and engine described above.
- Values based on 5-mode testing are official data of record as submitted to regulatory agencies for certification purposes. Testing was conducted in accordance with prevailing EPA & CARB protocols, which are typically accepted by SCAQMD and other regional authorities.
- Values based on full load testing are provided since 3 or 5-mode test data is either unavailable, or not applicable. Data may be based on testing performed by either the engine supplier or Generac Power Systems.
- No emission values provided above are to be construed as guarantees of emission levels for any given Generac generator unit.
- Generac Power Systems reserves the right to revise this information without prior notice.
- Consult state and local regulatory agencies for specific permitting requirements.

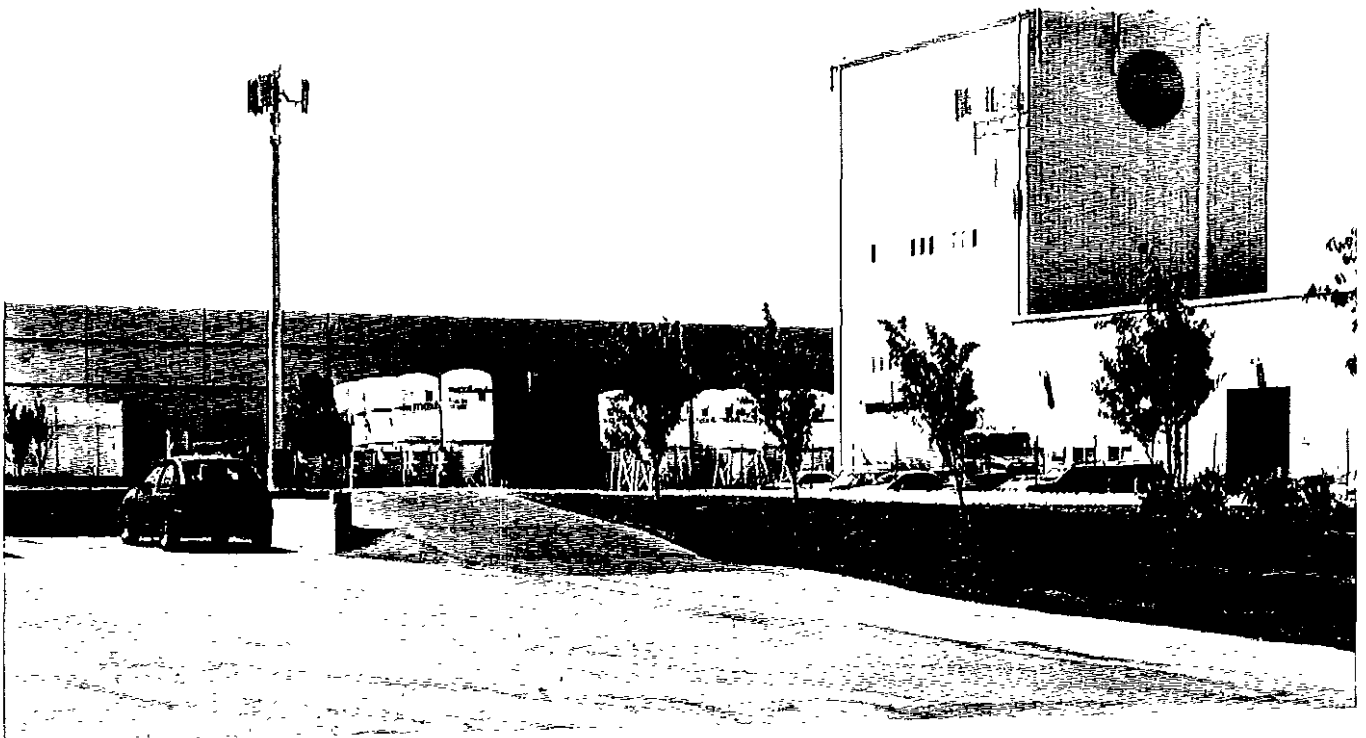
0600760SSD 8/03

**INDUSTRIAL SALES**

P.O. BOX 8 • WAUKESHA, WI 53187 • 262/544-4811 • FAX 262/544-4854

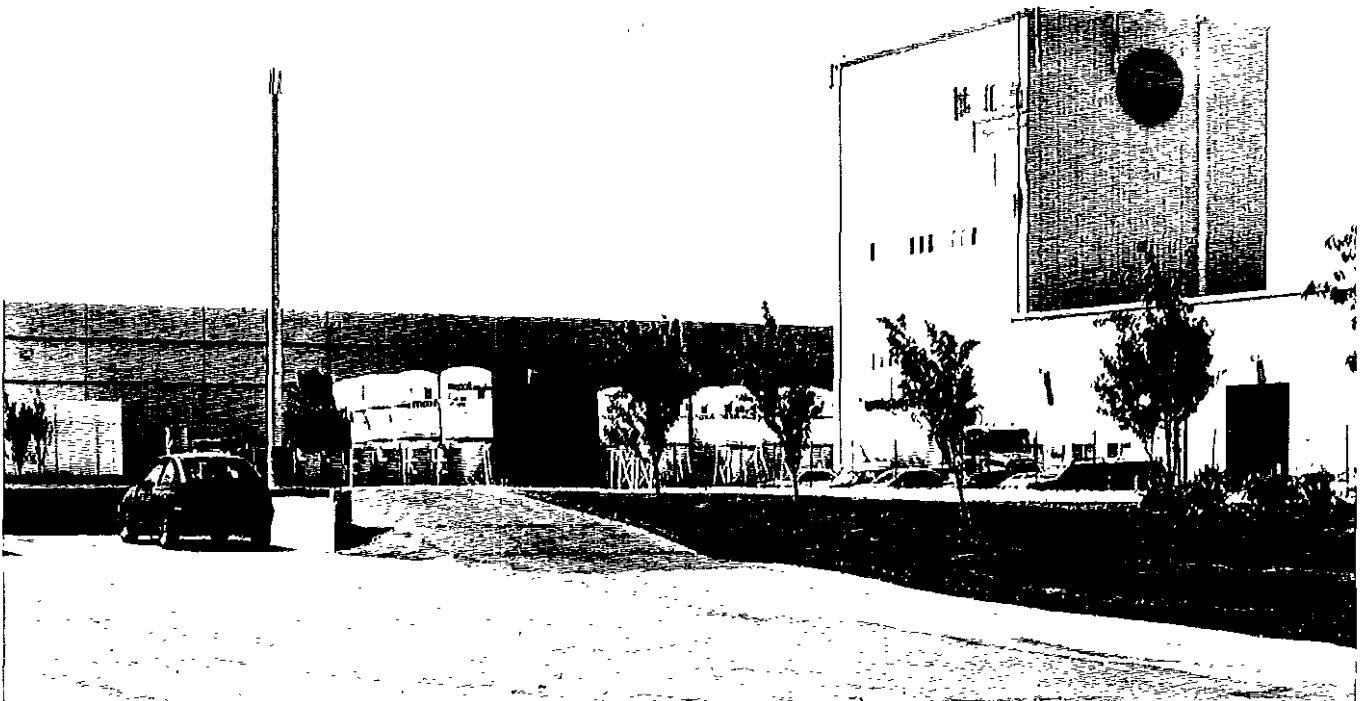






Existing

Looking South from Ames Avenue



Proposed

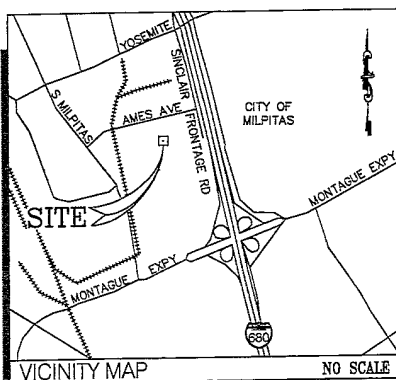
**Landess**  
1010 Ames Avenue  
Milpitas, CA 95035  
PS# 815217



verizon wireless

- CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING CONDITIONS, AND DIMENSIONS OF THE JOB SITE PRIOR TO STARTING WORK. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR THE SAME.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR WORK PROCEEDING IN A SAFE AND ORDERLY MANNER IN ACCORDANCE WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. CONTRACTOR AND/OR THEIR EMPLOYEES MUST IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY NECESSARY CHANGES TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
- ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- THE SCOPE OF WORK SHALL INCLUDE THE FURNISHING OF ALL MISC. MATERIALS, EQUIPMENT, ALL LABOR DEEMED NECESSARY TO COMPLETE THE WORK / PROJECT AS DESCRIBED HEREIN.
- CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE CROWN CASTLE REPRESENTATIVE AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
- KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH. REMOVE ALL EQUIPMENT NOT SPECIFIED REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
- CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBS, ETC., DURING CONSTRUCTION. UPON COMPLETION OF WORK CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- THESE DRAWINGS ARE FORMATTED FOR 11" x 17" (SIZE B). DO NOT SCALE OTHER SIZED VERSIONS OF THESE DRAWINGS.
- THE FACILITY IS AN EXISTING TELECOMMUNICATIONS FACILITY WITH A 75' MONOPOLE.
- PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- PRIOR TO THE SUBMISSION OF BIDS, CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CROWN CASTLE REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED FROM CROWN CASTLE REPRESENTATIVE BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA), 1-800-842-2444 BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE UBC REGARDING EARTHQUAKE PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS AND MECHANICAL EQUIPMENT. ALL WORK MUST BE IN ACCORDANCE WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- REPRESENTATIONS OF TRUE NORTH SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE.
- PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATER-TIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM CROWN CASTLE REPRESENTATIVE, IF NECESSARY, BEFORE PROCEEDING.
- CROWN CASTLE REPRESENTATIVE SHALL BE THE CROWN CASTLE MANAGER OR THEIR DESIGNEE.

#### GENERAL NOTES



SITE NUMBER:  
PS# 815217

SITE NAME:  
LANDESS  
(Revised)

#### DRIVING DIRECTIONS:

SITE NAME: LANDESS (REVISED) PROPERTY OWNER:  
SITE NUMBER: PS #815217  
SITE ADDRESS: 1010 AMES AVENUE MILPITAS, CA 95035  
A.P. NUMBER: 86-31-054(055)  
LATITUDE: 37° 25' 10.75" (NAD 83) LONGITUDE: 121° 53' 6.86" (NAD 83) ELEVATION: 55.0' (NAVD 88)

#### PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS 2705 MITCHELL DRIVE WALNUT CREEK, CA 94598  
CONTACT PERSON: JIM SKELLY (925) 737-1096  
JURISDICTION: COUNTY OF MILPITAS

INSTALL NEW 5'x10' CONCRETE PAD AND GENERATOR WITH ENCLOSURE.

INSTALL DOUBLE WALL FUEL TANK.

INSTALL 3 EACH 8' PANEL ANTENNAS WITH A RAD CENTER AT 71' A.G.L.

#### PROJECT DESCRIPTION

SHT. NO.	DESCRIPTION	REV
T-1	TITLE SHEET	1
A-1	OVERALL SITE PLAN	1
A-2	OVERALL SITE PLAN WITH AERIAL	1
A-3	SITE PLAN	1
A-4	NORTH ELEVATION VIEWS	1
A-5	WEST ELEVATION VIEWS	1
S-1	FOUNDATION DETAILS	1
S-2	FOUNDATION DETAILS	1
D-1	GENERATOR, FUEL TANK, & RING MOUNT DETAILS	1
E-1	ELECTRICAL DETAILS	1

#### SHEET INDEX



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SPACE RESERVED FOR PROFESSIONAL SEAL

#### REVISION

NO.	DESCRIPTION	BY	DATE
1	ORIGINAL RELEASE CO'S	CJM	07/28/04
2	RELINE UPDATE	CJM	08/20/04

DRAWN BY: BLT  
CHECKED BY: CJM  
DATE DRAWN: 07/29/04  
SMITHCO JOB #: 47-121

SITE NAME  
LANDESS  
(Revised)  
SITE #  
PS# 815217

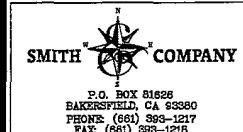
SITE ADDRESS  
1010 AMES AVENUE  
MILPITAS, CA. 95035

COUNTY OF SANTA CLARA  
SHEET TITLE

#### TITLE SHEET

SHEET

T-1



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REVISION	NO.	DESCRIPTION	BY	DATE
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△				
△				

DRAWN BY: PWC  
CHECKED BY: GJS  
DATE DRAWN: 07/16/04  
SMITHCO JOB #: 47-121

SITE NAME  
**LANDESS**  
(Revised)  
SITE #  
PS# 815217

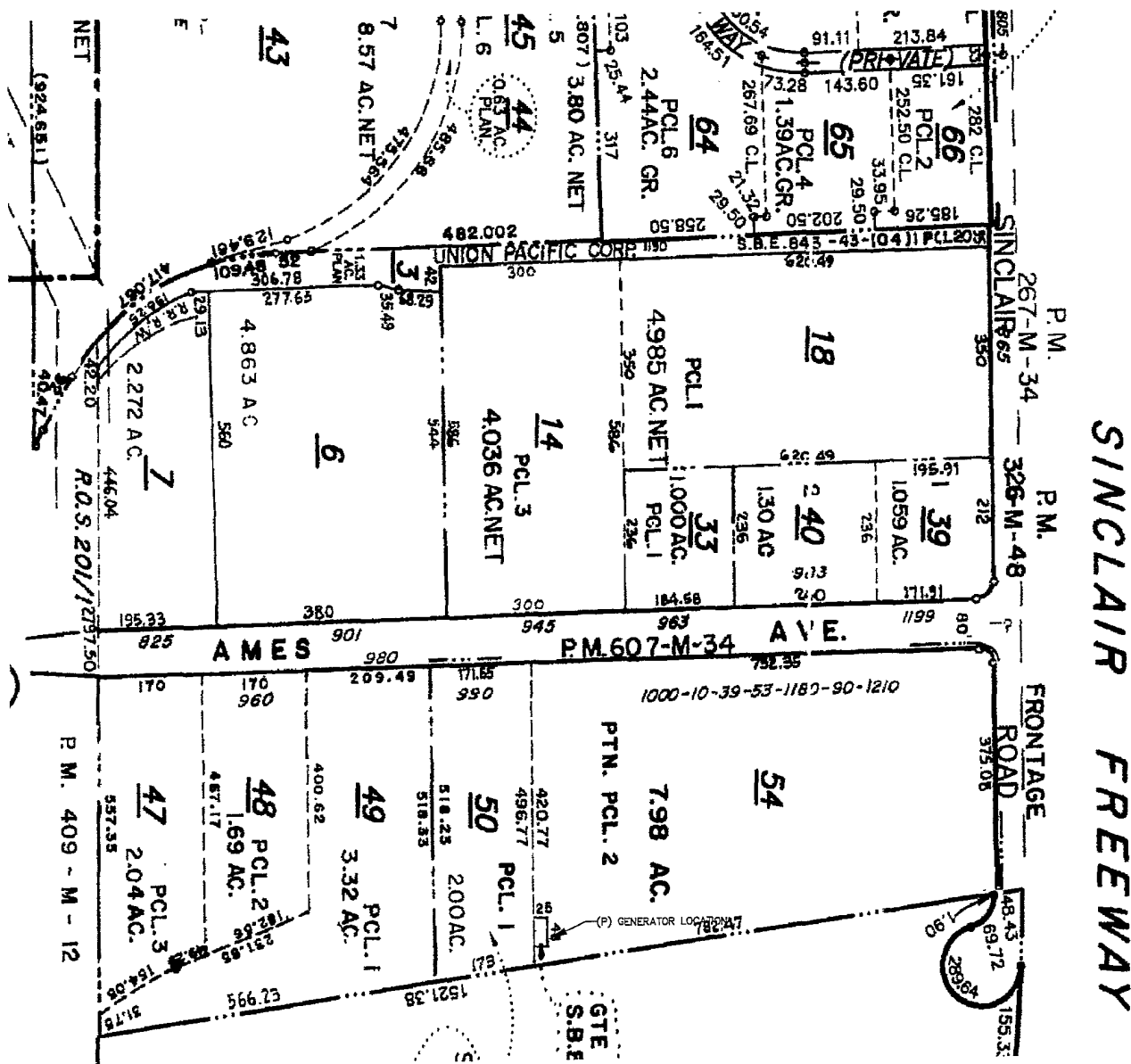
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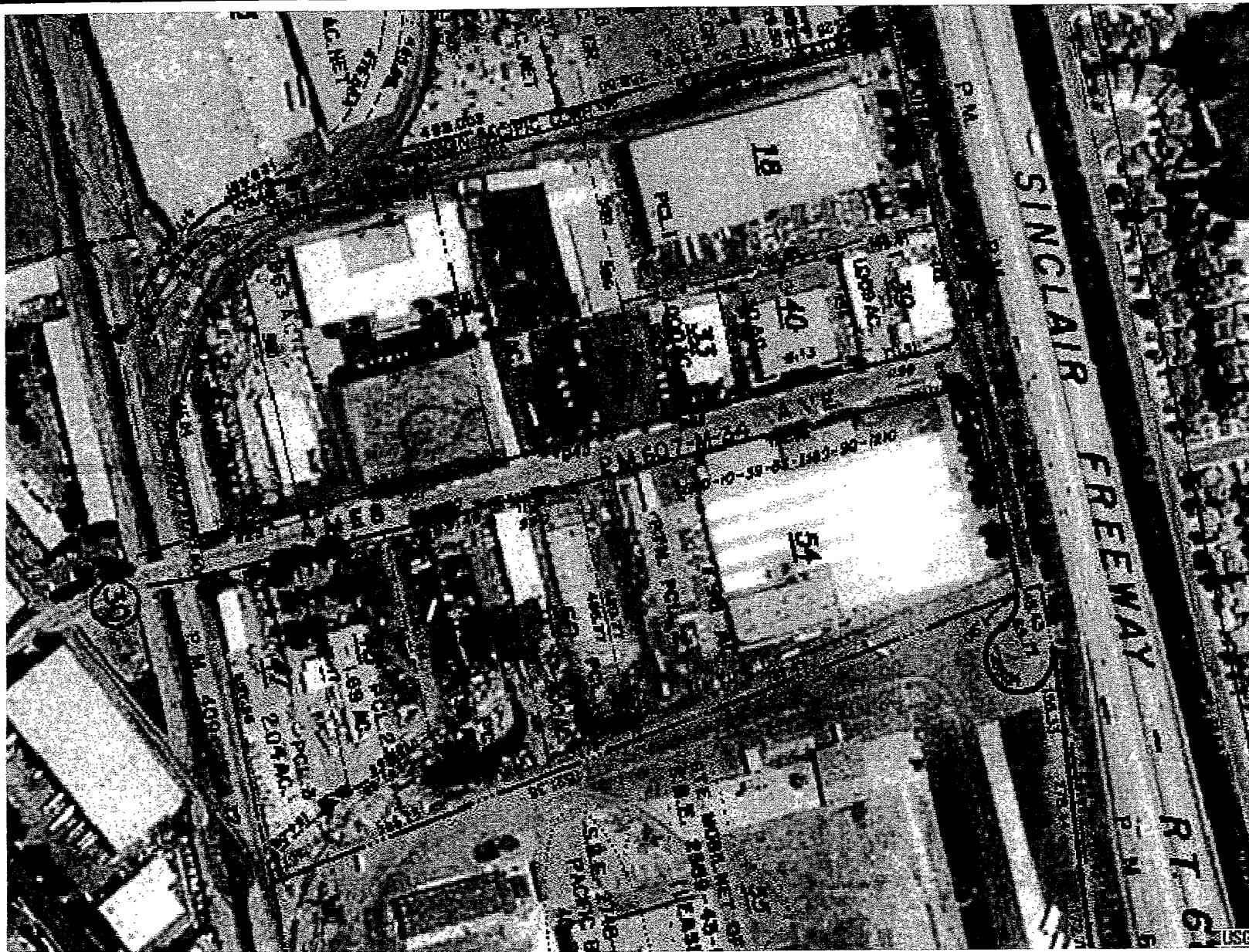
COUNTY OF SANTA CLARA  
SHEET TITLE

**OVERALL SITE PLAN**

SHEET

A-1





SCALE:  
1" = 200'



6601 OWENS DRIVE  
PLEASANTON, CA 94568  
TEL: (916) 537-4332  
FAX: (925) 737-1234



P.O. BOX 21828  
BAKERSFIELD, CA 93380  
PHONE: (805) 393-1217  
FAX: (805) 393-1218

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REVISION  
NO. DESCRIPTION BY DATE

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1010 AMES AVENUE  
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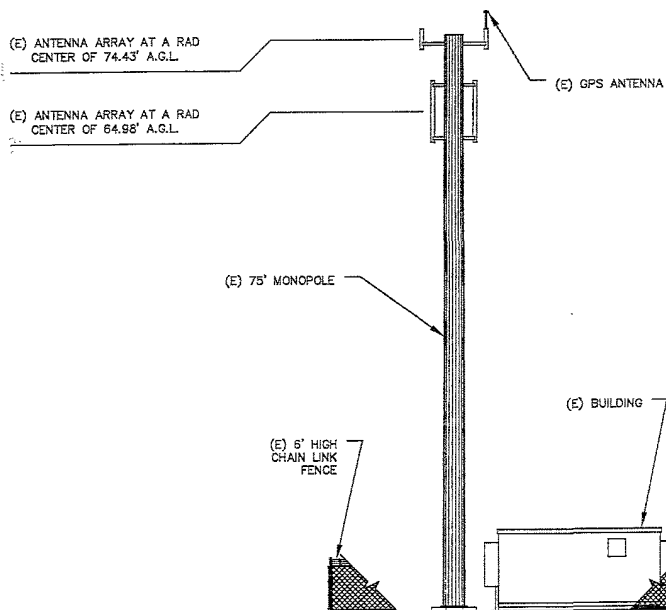
COUNTY OF SANTA CLARA  
SHEET TITLE

OVERALL  
SITE PLAN  
WITH AERIAL

SHEET

A-2

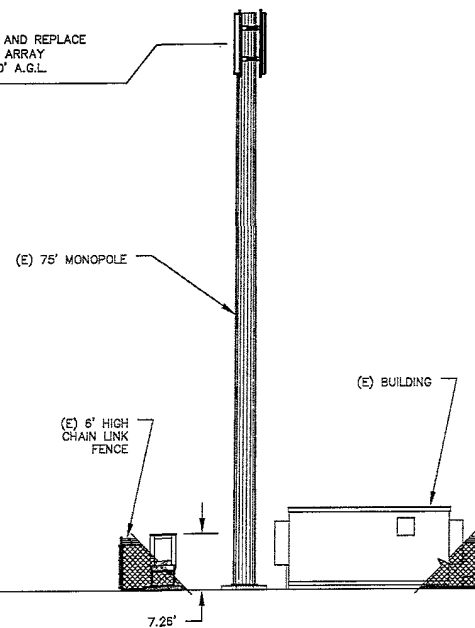




EXISTING NORTH ELEVATION

1" = 16' (for 11" x 17" plot)  
1" = 8' (for 22" x 34" plot)

(F) REMOVE EXISTING ANTENNAS AND REPLACE WITH 4' PANEL ANTENNA ARRAY AT A RAD CENTER OF 71.0' A.G.L.



PROPOSED NORTH ELEVATION

1" = 16' (for 11" x 17" plot)  
1" = 8' (for 22" x 34" plot)



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REVISION	BY	DATE
NO. DESCRIPTION		
1 ORIGINAL RELEASE CD'S	CJM	07/28/04
2 REDLINE UPDATE	CJM	09/20/04
3		
4		
5		

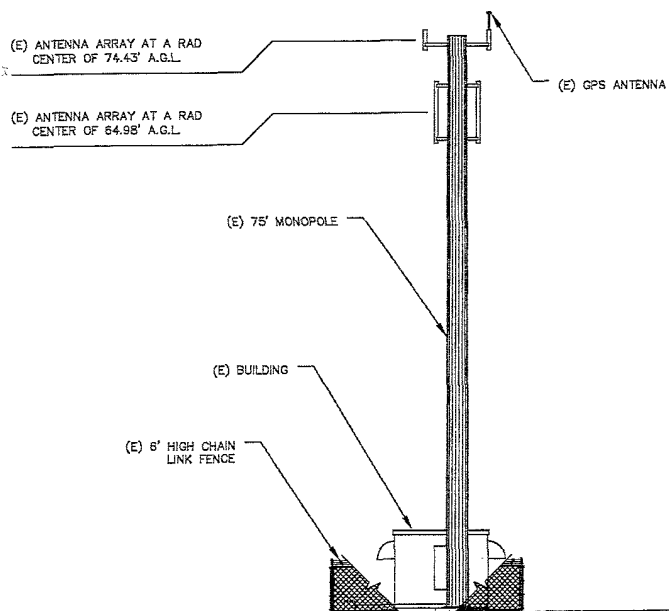
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CHECKED BY: CJW  
DATE DRAWN: 07/28/04  
SMITHCO JOB #: 47-121

SITE NAME  
**LANDESS**  
(Revised)  
SITE #  
**PS# 815217**

SITE ADDRESS  
**1010 AMES AVENUE  
MILPITAS, CA. 95035**

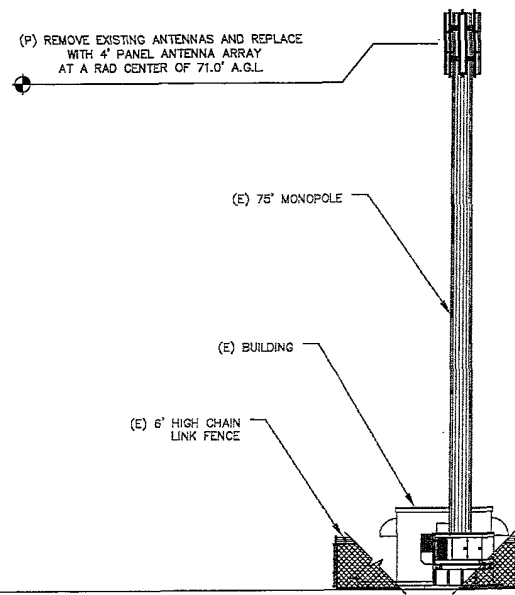
COUNTY OF SANTA CLARA  
SHEET TITLE  
**NORTH ELEVATION  
VIEWS**

SHEET



EXISTING WEST ELEVATION

1" = 16' (for 11" x 17" plot)  
1" = 8' (for 22" x 34" plot)



PROPOSED WEST ELEVATION

1" = 16' (for 11" x 17" plot)  
1" = 8' (for 22" x 34" plot)



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1	ORIGINAL RELEASE CO'S	CJW	07/28/04
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CHECKED BY: CJW  
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SMITHCO JOB #: 47-121

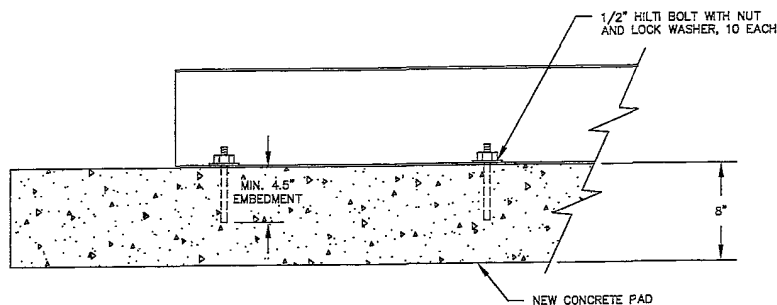
SITE NAME  
LANDESS  
(Revised)  
SITE #  
PS# 815217

SITE ADDRESS  
1010 AMES AVENUE  
MILPITAS, CA. 95035

COUNTY OF SANTA CLARA  
SHEET TITLE  
WEST ELEVATION  
VIEWS

SHEET





FOUNDATION PAD CROSS SECTION DETAIL

SCALE:  
NONE 1

GENERAL CONSTRUCTION NOTES / MATERIAL SPECIFICATIONS

- ALL WORK SHALL CONFORM TO THE UNIFORM BUILDING CODE (U.B.C.), 1997 EDITION, LOCAL BUILDING REGULATIONS AND ALL STATE OF CALIFORNIA CODES AND LAWS, AS APPLICABLE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN WITH THOSE ON THE JOB. SHOULD CONDITIONS EXIST WHICH ARE CONTRARY TO THOSE SHOWN, THEN CONTRACTOR SHALL NOTIFY THE VERIZON REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
- ALL GRADING AND EARTHWORK REQUIRED SHALL BE IN ACCORDANCE WITH THE SITE SURVEY AND PLOT PLAN (BY OTHERS) PROVIDED WITHIN THESE DRAWINGS. ALL GRADING AND EARTHWORK SHALL BE IN ACCORDANCE WITH LOCAL LAWS AND ORDINANCES AND U.B.C., CHAP. 33.
- CONCRETE FORMWORK, PLACEMENT, CURING AND FINISHING SHALL BE AS DIRECTED BY THE OWNER AND THE APPROVED PLANS. CONCRETE WORK SHALL BE IN ACCORDANCE WITH A.C.I. "CODES, SPECIFICATIONS AND RECOMMENDED PRACTICES".
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS, UTILIZING TYPE 11 CEMENT, U.N.C. CONCRETE MIX DESIGN SHALL BE FURNISHED BY AN INDEPENDENT LABORATORY AND SHALL INDICATE: NUMBER OF SACKS PER YARD, MAXIMUM AMOUNT OF WATER PER YARD, DESIGN SLUMP, AGGREGATE TYPE AND AD MixTURES, IF USED. FOUNDATION CONCRETE SHALL BE EXEMPT FROM SPECIAL INSPECTION AS ALLOWED BY U.B.C. SEC. 1701.5, ITEM NO. 2.
- NO SOILS REPORT IS PROVIDED FOR THE PROJECT. DESIGN OF FOUNDATION IS BASED UPON CLASS 4 SOIL MATERIAL PER TABLE 16-1-A OF THE U.B.C. DESIGN SOIL BEARING PRESSURE IS 1500 PSF FOR DEAD LOAD PLUS LIVE LOAD. THE BUILDING SLAB AND FOUNDATION SHALL REST ON SOILS WITH AN EXPANSION INDEX LESS THAN OR EQUAL TO 20 PER U.B.C. SEC. 1803.2 AND TABLE 16-1-B.
- FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED NATURAL SOIL OR CERTIFIED COMPACTED BACKFILL TO 95% OPTIMUM DRY DENSITY.
- FOOTINGS SHALL EXTEND 24" MINIMUM INTO NATURAL GRADE OR FINISH GRADE, WHICHEVER IS LOWER. WHERE UNUSUAL SOIL OR SITE CONDITIONS EXIST OR BECOME EVIDENT DURING CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE VERIZON REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
- REINFORCEMENT FOR CONCRETE SHALL BE DEFORMED BARS OF GRADE 40 OR 60 STEEL CONFORMING TO LATEST A.S.T.M. SPEC. A-615 (GRADE 40 OR 60 FOR #4 BARS AND SMALLER; GRADE 60 FOR #5 BARS AND LARGER). BAR SPLICERS IN CONCRETE SHALL HAVE A LAP OF 25 BAR DIAMETERS. MINIMUM BARS SHALL EXTEND CONTINUOUS, FULL LENGTH OF MEMBER CONTAINING THEM OR BE SPLICED WITH SPECIFIED LAP. ELECTRICALLY WELDED WIRE MESH SHALL CONFORM TO LATEST A.S.T.M. SPEC. A-185.
- ALL REINFORCEMENT, ANCHOR BOLTS AND OTHER ANCHORAGES TO CONCRETE SHALL BE ACCURATELY PLACED AND POSITIVELY SECURED AND SUPPORTED BY CONCRETE BLOCKS, GALVANIZED METAL CHAIRS, SPACERS OR METAL HANGERS AND SHALL BE IN POSITION BEFORE CONCRETE PLACING OR GROUTING IS BEGUN.
- CONCRETE COVER FOR REINFORCING BARS SHALL BE 3" FOR CONCRETE POURED DIRECTLY AGAINST THE GROUND AND 2" FOR CONCRETE EXPOSED TO THE GROUND OR WEATHER, BUT PLACED IN FORMS.
- NO STRUCTURAL MEMBERS SHALL BE CUT FOR DUCTS, CONDUIT, PIPING, ETC., UNLESS SPECIFICALLY DETAILED.
- THIS DRAWING IS FOR STRUCTURAL (FOUNDATION) WORK ONLY. ALL WORK NOT SPECIFICALLY SHOWN OR REFERENCED SHALL BE BY OTHERS. ALL ELECTRICAL, MECHANICAL AND PIPING WORK SHALL BE PER APPROVED PLANS IN ACCORDANCE WITH ALL APPROPRIATE STATE AND LOCAL CODES.
- CONTRACTOR SHALL REFER TO THE STATE OF CALIFORNIA APPROVED PLANS ATTACHED, AS PROVIDED BY FIBERBOND CORPORATION FOR ALL FOUNDATION ANCHORAGE DETAILS AND MODULAR EQUIPMENT SHELTER DETAILS NOT SHOWN ON THIS PLAN.
- CONCRETE EXPANSION ANCHORS SHALL BE HILTI "Kwik-Bolt 11", OR EQUIV., INSTALLED IN ACCORDANCE WITH THE LATEST I.C.B.O. EVALUATION REPORT NO. 4827. THE 3/4" DIAMETER EXPANSION BOLTS SHOWN SHALL BE POSITIONED TO PROVIDE 4" MINIMUM CLEARANCE FROM THE EDGE OF THE CONCRETE TO THE CENTERLINE OF THE BOLT. SHEAR AND TENSION VALUES FOR THE ANCHORS USED IN THE DESIGN ARE BASED ON 2000 PSI, MIN., CONCRETE.

GENERAL FOUNDATION NOTES

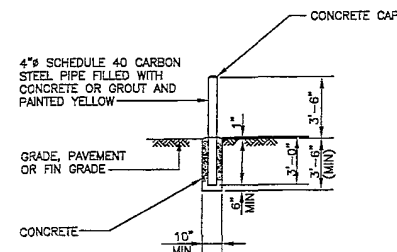
SCALE:  
NONE 3

NOTES:

- REFER TO SITE PLAN FOR LOCATION OF FOUNDATION @ THIS SITE.

FOUNDATION PLANS

SCALE:  
NONE 2



GUARD POST/BOLLARD DETAIL

SCALE:  
NONE 4



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NO DESCRIPTION		
ORIGINAL RELEASE CDS	CJM	07/28/04
REDLINE UPDATE	CJM	08/20/04

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CHECKED BY:	CJM
DATE DRAWN:	07/28/04
SMITHCO JOB #:	47-121

SITE NAME  
**LANDESS**  
(Revised)  
SITE #  
**PS# 815217**

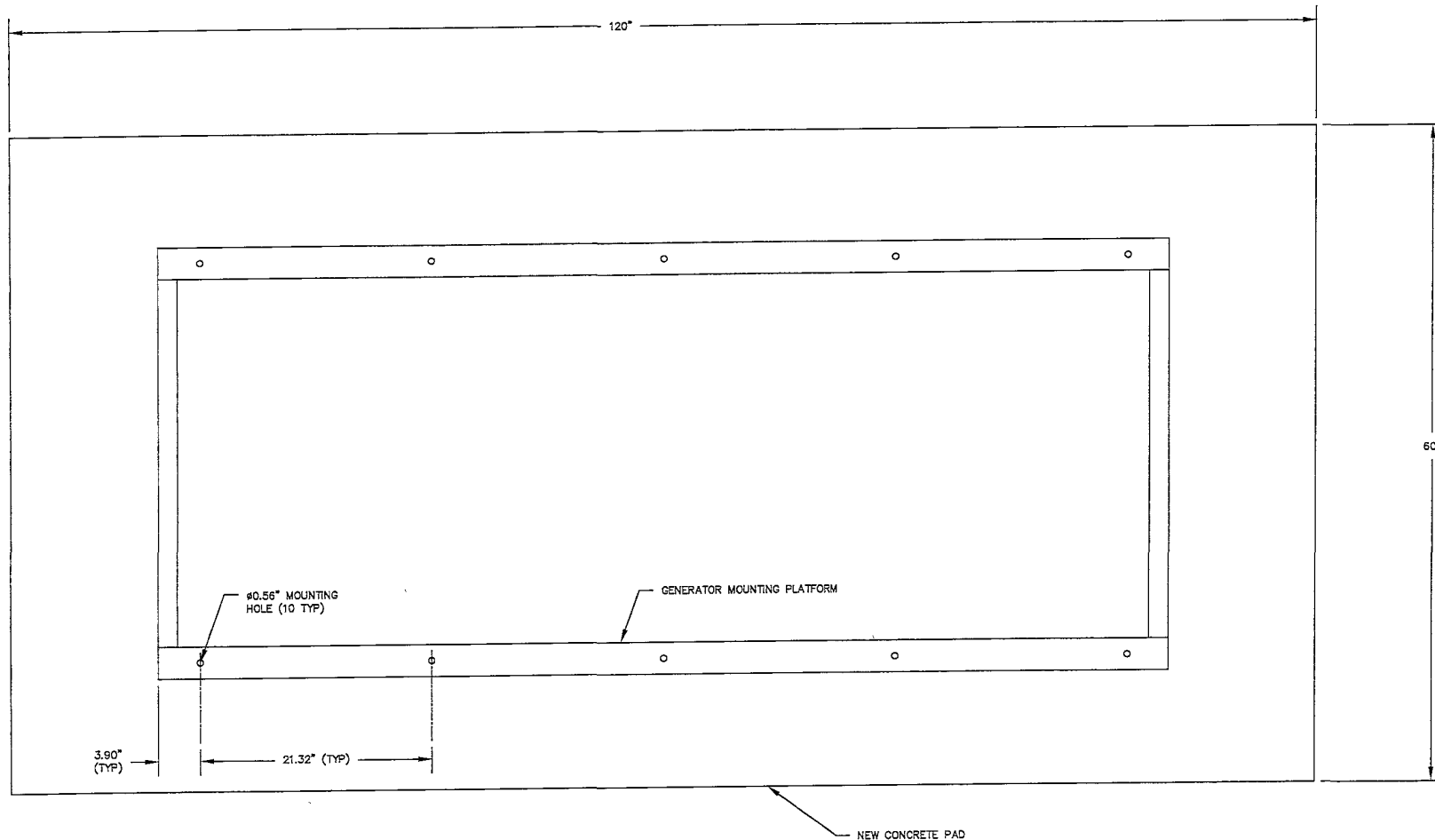
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MILPITAS, CA. 95035**

COUNTY OF SANTA CLARA  
SHEET TITLE

**FOUNDATION  
DETAILS**

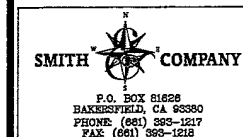
SHEET

S-1



GENERATOR MOUNTING PLATFORM

SCALE:  
NONE 1



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NO.	DESCRIPTION	BY DATE
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MILPITAS, CA. 95035**

COUNTY OF SANTA CLARA  
SHEET TITLE

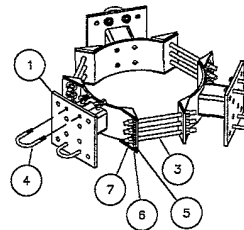
**FOUNDATION  
DETAILS**

SHEET

**S-2**

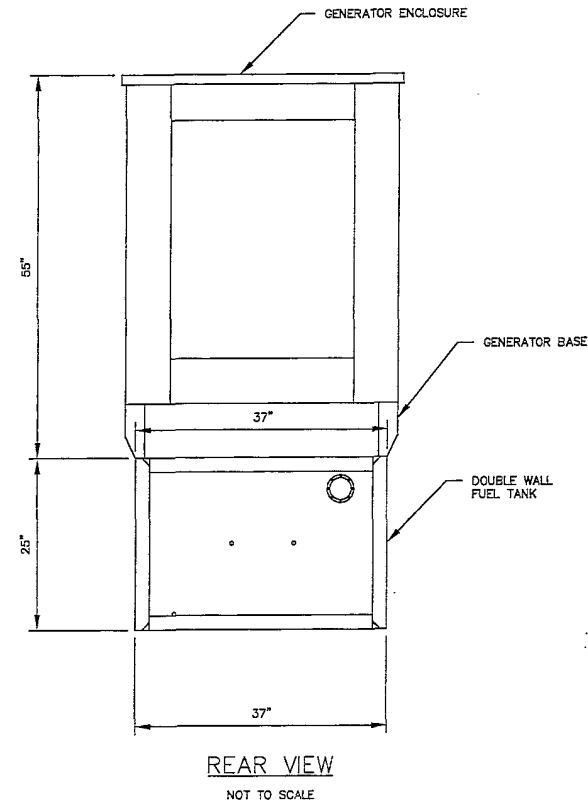
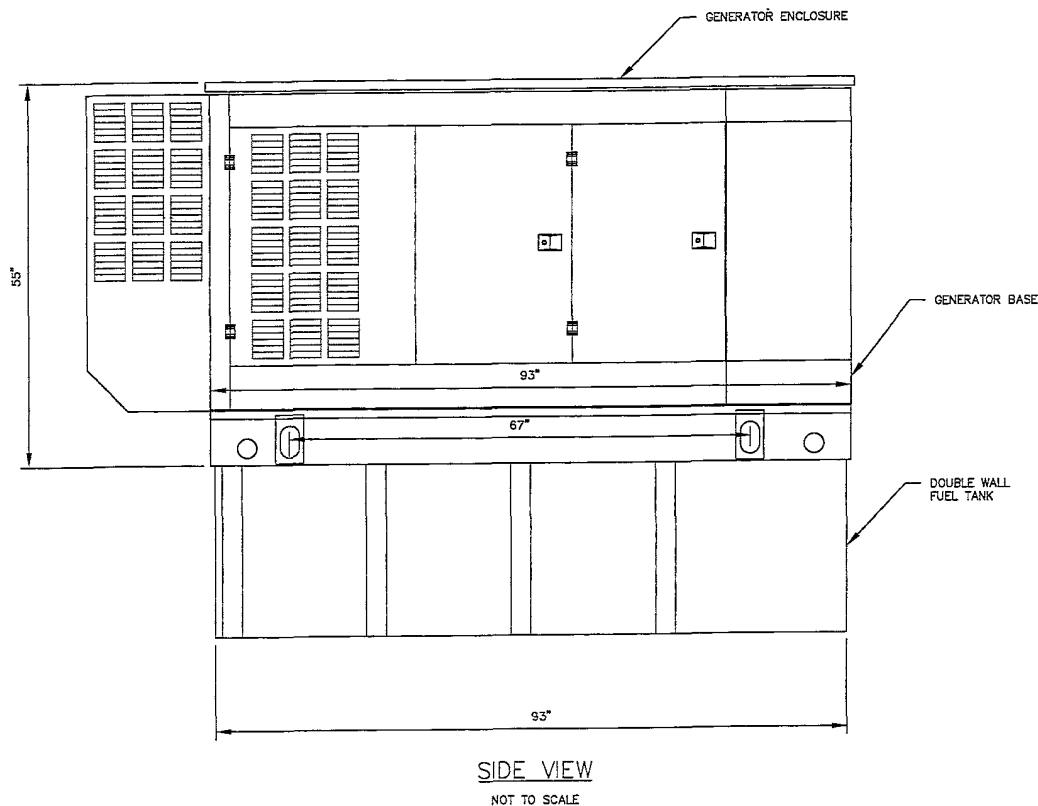
Parts List			
Item	Part No.	Description	Qty.
1	MC-RM1030-0	GALVANIZED RING MOUNT (SEE TABLE 1)	3
2	MT-190-H	HARDWARE KIT (CONSISTS OF ITEMS 3-7)	1
3	MT-351	5/8X12" GALV. THREADED ROD	9
4	GU-B4240	1/2X2-1/2X4" GALV. U-BOLT ASSY	6
5	GW-F05	5/8" GALV. FLAT WASHER	18
6	GW-L05	5/8" GALV. LOCK WASHER	18
7	GN-05	5/8" GALV. NUT	18

NOTE: CONTRACTOR TO FIELD VERIFY MONOPOLE DIA. PRIOR TO ORDERING RING MOUNT SYSTEM



## ANTENNA RING MOUNT DETAIL

SCALE: 1  
NONE



## 60 kW GENERATOR AND FUEL TANK DETAILS

SCALE: 2  
NONE



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REVISION	
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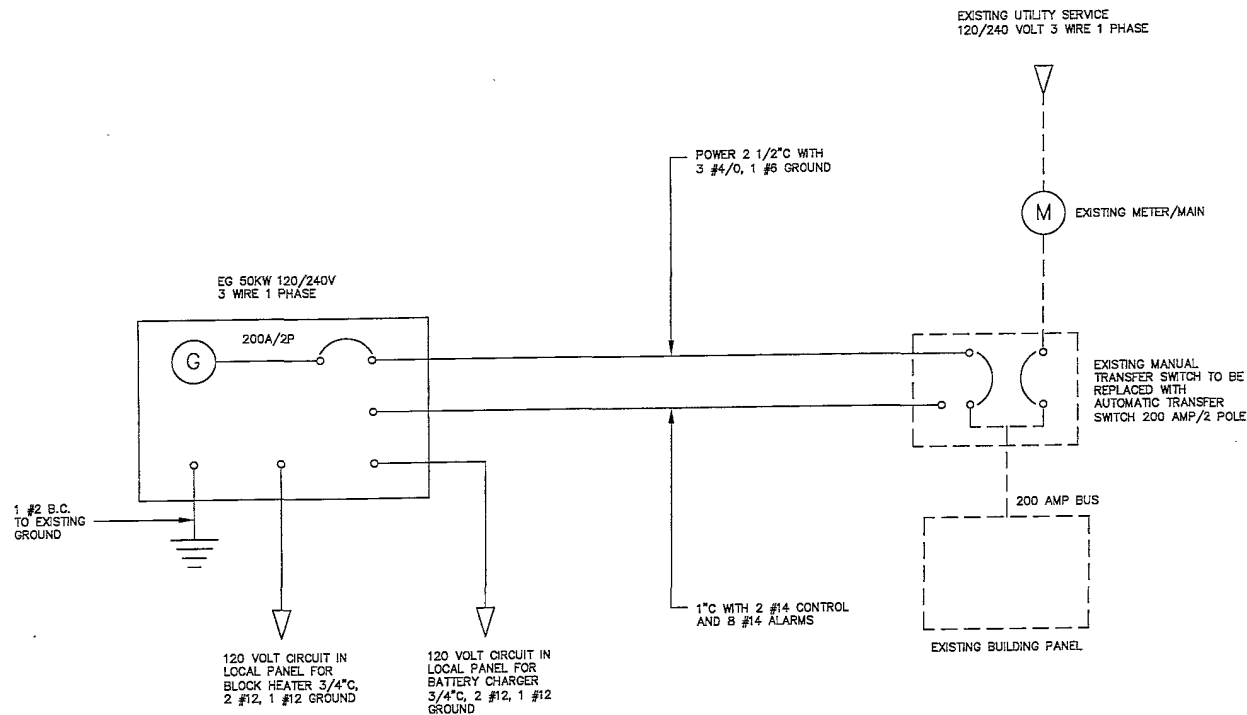
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DATE DRAWN: 07/29/04  
SMITHCO JOB #: 47-121

SITE NAME  
**LANDESS**  
(Revised)  
SITE #  
**PS# 815217**

SITE ADDRESS  
**1010 AMES AVENUE  
MILPITAS, CA. 95035**

COUNTY OF SANTA CLARA  
SHEET TITLE  
**60 kW GENERATOR, FUEL TANK, AND RING MOUNT DETAILS**  
SHEET

D-1



SINGLE LINE DIAGRAM

SCALE:  
NONE 1



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REVISION	NO.	DESCRIPTION	BY	DATE
Δ	1	ORIGINAL RELEASE C.O.'S	C.W.	07/29/04
Δ	2	REDLINE UPDATE	C.W.	09/20/04
Δ	3			
Δ	4			
Δ	5			

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CHECKED BY: C.W.  
DATE DRAWN: 07/29/04  
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SITE NAME  
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SITE ADDRESS  
**1010 AMES AVENUE  
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COUNTY OF SANTA CLARA  
SHEET TITLE

**ELECTRICAL  
DETAILS**

SHEET

E-1